

# HUMBOLDT COUNTY ECONOMIC FORECAST

The Humboldt County economy is creating jobs at a rapid rate. In 2017 it generated 1,100 new jobs, representing growth of 2.2 percent. By comparison, the entire California economy created jobs at a rate of 2.0 percent. The best performing industries in Humboldt County were construction, healthcare, leisure services, and professional business services.

The unemployment rate in Humboldt County is exceptionally low. By 2017 it had improved to 4.2 percent, which is the lowest rate on record. This signifies that the economy has reached a “full employment” scenario, meaning that almost everyone who wants a job already has a job. Under these conditions, job growth is expected to slow and improvements in the unemployment rate should be minimal.

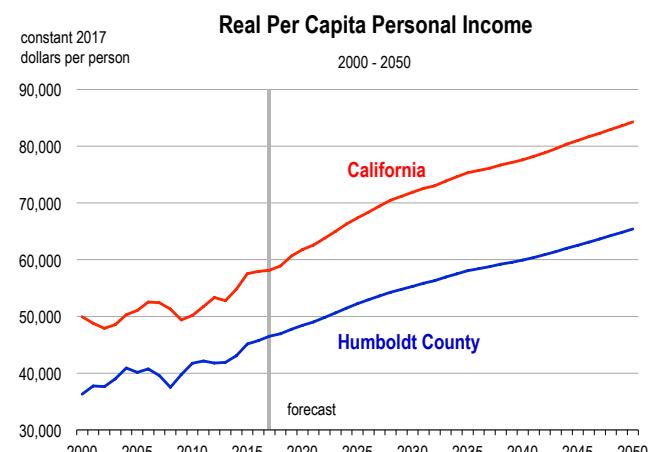
The value of Humboldt County’s agricultural production has increased steadily since 2009, primarily due to increased value of the county’s livestock industry. Going forward, crop values may be influenced by the county’s cannabis production. Voters have elected to legalize cannabis in California, and this could lead to higher crop values in Humboldt County.

It is widely assumed that Humboldt County already produces a substantial amount of cannabis, but that most is not counted in official records of agricultural production. The rate at which cannabis growers obtain permits from state and local governments, and therefore enter the legal market, will influence the official estimates of Humboldt County’s agricultural output (as well as agricultural employment). As of mid-2018, fewer growing permits had been issued than expected, indicating that many growers are delaying entry into the legal market, or opting not to enter the legal market at all.

Humboldt County’s population is growing slowly. In 2017 it expanded by just 0.2 percent, an increase of 229 residents. Net migration has been very low, with only 128 net migrants entering the county last year. At the same time, the natural increase (new births) is contributing to population growth at lower rates. Humboldt County has old population with a large number of people in retirement age. Because of this dynamic, population growth will be slow for the foreseeable future.

## FORECAST HIGHLIGHTS

- Job growth of 1.2 percent is expected in 2018. Between 2018 and 2023, the annual growth rate will average 0.6 percent.
- Between 2018 and 2023, job creation will be concentrated in leisure services, healthcare and education, retail trade, and



government. Combined, these industries will account for 74 percent of net job creation in the county.

- Average salaries are below the California average, and will remain so over the foreseeable future. In Humboldt County, inflation-adjusted salaries are expected to rise by 0.8 percent per year from 2018 to 2023, much slower than statewide growth.
- Between 2018 and 2023, an average of 220 homes will be constructed each year each year. Most will be single-family homes, although an average of 50 apartments will also be constructed each year.
- Population growth is expected to average 0.2 percent per year from 2018 to 2023. An average of 210 net migrants will enter the county each year, and the natural increase (new births) will add 80 residents to the county each year.

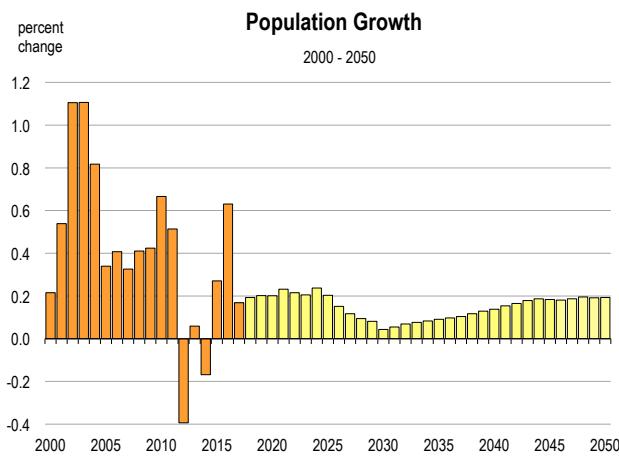
# Humboldt County Economic Forecast

## 2010-2017 History, 2018-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	134,657	581	148.7	56.0	189	\$1.70	\$4.85	\$41,757	1.3	160.1	2.42	10.6
2011	135,349	322	146.8	56.1	292	\$1.70	\$5.05	\$42,126	2.7	188.7	2.51	10.6
2012	134,816	-688	144.6	56.0	163	\$1.77	\$5.10	\$41,770	2.7	191.5	2.45	9.6
2013	134,895	-188	147.6	55.8	144	\$1.87	\$5.20	\$41,902	2.3	214.1	2.24	8.1
2014	134,668	-373	149.9	55.9	219	\$1.90	\$5.43	\$43,083	2.8	214.4	1.99	6.7
2015	135,032	199	153.4	56.0	155	\$1.99	\$5.79	\$45,152	2.6	245.8	1.53	5.6
2016	135,884	642	156.4	56.2	179	\$2.13	\$6.04	\$45,725	3.1	263.2	1.49	4.9
2017	136,113	128	153.9	56.8	228	\$2.19	\$6.33	\$46,499	3.2	273.6	1.73	4.2
2018	136,376	108	155.5	56.7	231	\$2.32	\$6.62	\$46,939	3.7	290.8	1.87	3.8
2019	136,651	145	157.1	56.9	247	\$2.45	\$6.90	\$47,742	3.1	308.8	1.83	3.7
2020	136,926	175	158.5	57.1	221	\$2.59	\$7.25	\$48,409	4.1	325.3	1.91	4.0
2021	137,244	237	159.8	57.3	220	\$2.72	\$7.58	\$49,039	3.6	340.5	1.96	4.2
2022	137,539	243	161.0	57.5	218	\$2.93	\$7.93	\$49,837	3.5	380.4	1.98	4.4
2023	137,822	257	161.9	57.7	206	\$3.07	\$8.28	\$50,625	3.4	390.1	2.04	4.6
2024	138,149	338	162.8	57.9	222	\$3.26	\$8.64	\$51,466	3.3	416.2	2.10	4.8
2025	138,430	344	163.6	58.1	222	\$3.45	\$9.00	\$52,240	3.1	439.6	2.15	5.0
2026	138,640	312	164.4	58.3	212	\$3.62	\$9.34	\$52,929	3.1	460.2	2.20	5.2
2027	138,802	305	165.1	58.5	210	\$3.81	\$9.67	\$53,614	3.0	480.9	2.24	5.3
2028	138,933	309	165.7	58.7	205	\$3.97	\$10.01	\$54,246	3.3	490.6	2.29	5.3
2029	139,046	320	166.3	58.9	205	\$4.13	\$10.35	\$54,765	3.1	503.0	2.34	5.4
2030	139,107	279	166.8	59.1	198	\$4.29	\$10.69	\$55,308	3.0	515.5	2.39	5.4
2031	139,183	294	167.3	59.3	199	\$4.45	\$11.03	\$55,866	2.9	522.5	2.44	5.4
2032	139,280	318	167.7	59.5	202	\$4.62	\$11.38	\$56,309	3.1	529.4	2.50	5.4
2033	139,386	331	168.2	59.6	206	\$4.77	\$11.73	\$56,945	2.7	533.7	2.55	5.4
2034	139,502	331	168.6	59.8	199	\$4.93	\$12.11	\$57,514	2.9	537.9	2.61	5.5
2035	139,629	322	169.0	60.0	197	\$5.10	\$12.50	\$58,057	3.0	542.1	2.67	5.5
2036	139,765	326	169.4	60.2	195	\$5.27	\$12.92	\$58,430	3.4	546.9	2.72	5.5
2037	139,910	328	169.7	60.4	194	\$5.45	\$13.36	\$58,768	3.5	548.7	2.78	5.5
2038	140,074	332	170.0	60.6	196	\$5.62	\$13.82	\$59,200	3.3	550.7	2.85	5.5
2039	140,255	331	170.3	60.7	195	\$5.79	\$14.29	\$59,548	3.5	553.1	2.91	5.5
2040	140,449	331	170.6	60.9	195	\$5.97	\$14.78	\$59,928	3.4	555.1	2.97	5.5
2041	140,665	336	170.9	61.1	193	\$6.15	\$15.27	\$60,384	3.2	557.7	3.04	5.5
2042	140,898	339	171.2	61.3	194	\$6.32	\$15.77	\$60,875	3.1	559.5	3.11	5.5
2043	141,149	347	171.5	61.5	196	\$6.49	\$16.29	\$61,406	3.0	561.8	3.18	5.4
2044	141,413	350	171.8	61.6	198	\$6.66	\$16.81	\$62,021	2.8	563.8	3.25	5.4
2045	141,673	339	172.1	61.8	194	\$6.84	\$17.36	\$62,542	3.0	566.2	3.32	5.5
2046	141,929	331	172.4	62.0	183	\$7.02	\$17.92	\$63,103	2.9	568.2	3.39	5.5
2047	142,195	335	172.8	62.2	185	\$7.21	\$18.49	\$63,663	2.9	570.5	3.47	5.5
2048	142,473	344	173.1	62.3	186	\$7.39	\$19.08	\$64,233	2.9	572.6	3.55	5.4
2049	142,746	344	173.4	62.5	186	\$7.59	\$19.70	\$64,815	2.9	575.2	3.63	5.4
2050	143,021	350	173.8	62.7	176	\$7.79	\$20.33	\$65,405	2.9	576.9	3.71	5.4

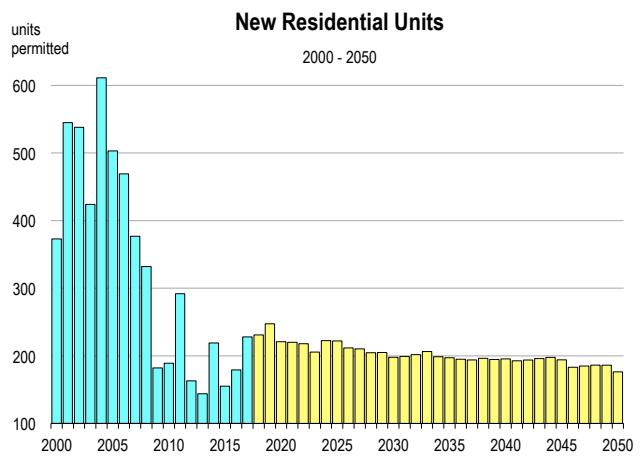
Population Growth

2000 - 2050



New Residential Units

2000 - 2050



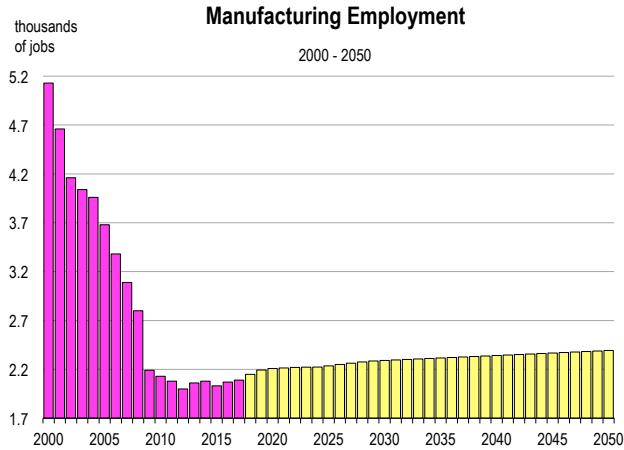
# Humboldt County Employment Forecast

## 2010-2017 History, 2018-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)												
2010	49.44	0.80	1.73	2.13	1.20	7.92	1.66	2.90	0.60	7.70	5.18	13.64
2011	48.60	0.86	1.75	2.08	1.16	7.76	1.62	2.72	0.59	7.57	4.99	13.50
2012	48.48	0.87	1.70	2.00	1.29	7.87	1.60	2.65	0.52	7.44	5.13	13.51
2013	48.62	0.81	1.60	2.06	1.28	7.92	1.60	2.63	0.50	7.77	5.13	13.44
2014	49.28	0.82	1.60	2.08	1.27	7.99	1.59	2.58	0.50	8.00	5.28	13.74
2015	50.42	0.87	1.75	2.03	1.23	8.15	1.63	2.70	0.50	8.11	5.57	13.93
2016	51.43	0.88	1.75	2.07	1.18	8.36	1.65	2.75	0.43	8.48	5.83	14.16
2017	52.56	0.83	1.93	2.09	1.16	8.49	1.69	2.89	0.40	8.82	5.83	14.26
2018	53.17	0.86	1.95	2.15	1.16	8.56	1.72	2.93	0.43	8.95	5.92	14.35
2019	53.78	0.89	1.97	2.19	1.16	8.65	1.74	2.97	0.45	9.02	5.98	14.57
2020	54.16	0.91	1.94	2.21	1.16	8.73	1.75	3.00	0.47	9.06	6.03	14.69
2021	54.46	0.93	1.94	2.21	1.17	8.78	1.77	3.01	0.48	9.09	6.08	14.79
2022	54.75	0.98	1.94	2.22	1.17	8.93	1.78	3.02	0.49	9.12	6.12	14.78
2023	54.89	1.00	1.92	2.22	1.17	8.99	1.78	3.03	0.49	9.16	6.15	14.77
2024	55.15	1.03	1.93	2.22	1.17	9.09	1.79	3.04	0.50	9.20	6.19	14.77
2025	55.40	1.05	1.93	2.24	1.17	9.18	1.79	3.05	0.50	9.23	6.22	14.80
2026	55.61	1.07	1.92	2.25	1.17	9.27	1.80	3.06	0.50	9.26	6.25	14.84
2027	55.84	1.09	1.92	2.26	1.17	9.35	1.80	3.07	0.51	9.28	6.27	14.88
2028	56.00	1.10	1.91	2.28	1.17	9.41	1.80	3.08	0.51	9.29	6.29	14.92
2029	56.16	1.12	1.91	2.29	1.17	9.46	1.80	3.09	0.51	9.31	6.31	14.95
2030	56.31	1.13	1.91	2.29	1.17	9.51	1.81	3.10	0.51	9.32	6.33	15.00
2031	56.46	1.13	1.91	2.30	1.17	9.55	1.81	3.11	0.51	9.34	6.35	15.04
2032	56.59	1.14	1.91	2.30	1.17	9.59	1.81	3.13	0.51	9.35	6.37	15.06
2033	56.76	1.14	1.92	2.31	1.17	9.63	1.81	3.14	0.51	9.37	6.39	15.12
2034	56.90	1.15	1.91	2.31	1.17	9.67	1.81	3.15	0.51	9.39	6.41	15.17
2035	57.03	1.15	1.91	2.32	1.18	9.70	1.81	3.16	0.52	9.41	6.43	15.21
2036	57.13	1.15	1.90	2.32	1.18	9.73	1.80	3.17	0.52	9.43	6.45	15.22
2037	57.22	1.16	1.90	2.33	1.18	9.74	1.80	3.18	0.52	9.45	6.48	15.23
2038	57.33	1.16	1.91	2.33	1.18	9.76	1.80	3.19	0.52	9.47	6.50	15.25
2039	57.42	1.16	1.91	2.34	1.18	9.77	1.80	3.20	0.52	9.49	6.52	15.25
2040	57.51	1.16	1.91	2.34	1.18	9.78	1.80	3.21	0.52	9.52	6.55	15.26
2041	57.63	1.16	1.91	2.35	1.18	9.80	1.80	3.22	0.52	9.54	6.57	15.29
2042	57.75	1.17	1.91	2.35	1.18	9.81	1.80	3.23	0.52	9.57	6.60	15.32
2043	57.89	1.17	1.91	2.36	1.18	9.83	1.80	3.24	0.52	9.60	6.63	15.36
2044	58.04	1.17	1.91	2.36	1.18	9.84	1.80	3.25	0.52	9.63	6.66	15.42
2045	58.17	1.17	1.91	2.37	1.18	9.86	1.80	3.26	0.52	9.66	6.69	15.45
2046	58.30	1.17	1.90	2.37	1.18	9.87	1.80	3.27	0.52	9.69	6.71	15.50
2047	58.45	1.17	1.90	2.38	1.19	9.89	1.80	3.28	0.52	9.72	6.74	15.55
2048	58.59	1.18	1.90	2.38	1.19	9.90	1.80	3.29	0.52	9.75	6.77	15.59
2049	58.74	1.18	1.90	2.39	1.19	9.91	1.80	3.30	0.52	9.78	6.80	15.64
2050	58.87	1.18	1.90	2.39	1.19	9.93	1.80	3.31	0.52	9.82	6.83	15.68

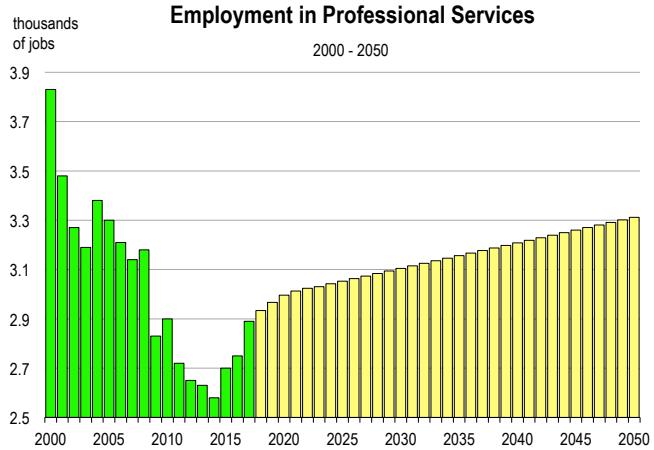
Manufacturing Employment

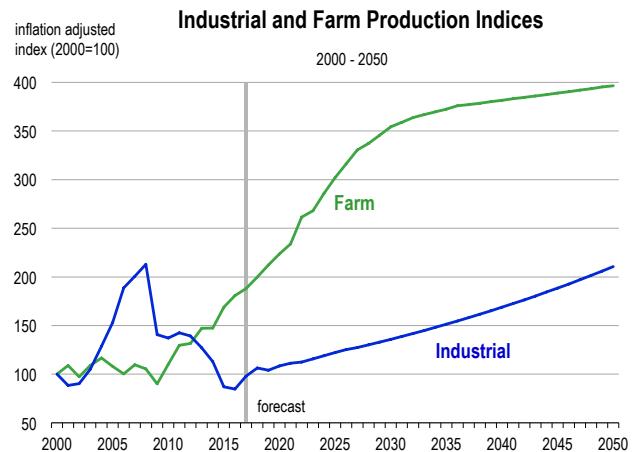
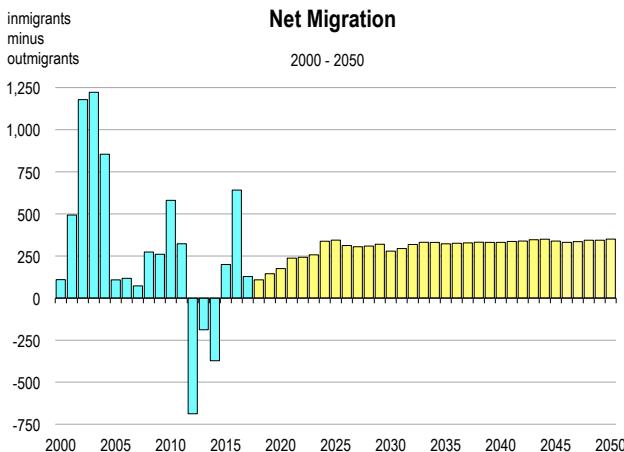
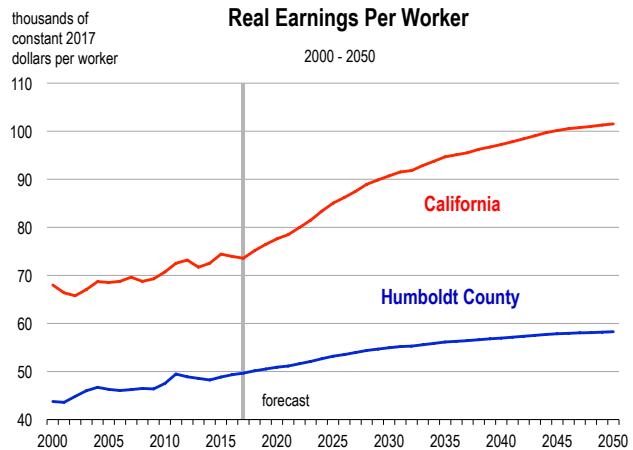
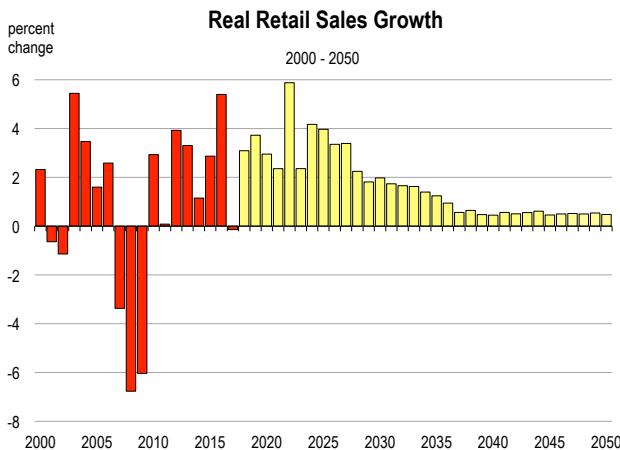
2000 - 2050



Employment in Professional Services

2000 - 2050





## County Economic and Demographic Indicators

### Projected Economic Growth (2018-2023)

Expected retail sales growth:	18.5%
Expected job growth:	3.3%
Fastest growing jobs sector:	Agriculture
Expected personal income growth:	9.0%

Expected population growth:	1.1%
Net migration to account for:	73.1%
Expected growth in number of vehicles:	4.1%

### Demographics (2018)

Unemployment rate (April 2018):	3.3%
County rank* in California (58 counties):	15th
Working age (16-64) population:	65.3%

Population with B.A. degree or higher:	27.5%
Median home selling price (2017):	\$280,250
Median household income:	\$44,349

### Quality of Life

Violent crime rate (2016):	481 per 100,000 persons
County rank* in California (58 counties):	39th
Average commute time to work (2018):	20 minutes

High school drop out rate (2017):	6.3%
Households at/below poverty line (2018):	11.3%

\* The county ranked 1st corresponds to the lowest rate in California